



Land at Stockley Lane, Oakenshaw, Crook
Guide Price £75,000

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& Barrass**
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A ring-fenced attractive block of grassland extending to approximately 3.04 Hectares (7.52 Acres) with road frontage.

- For sale as a whole by private treaty.
- Accessible and convenient location.
 - Ring fenced land parcel.
- Ideal for horse grazing and hay/silage land.

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LOCATION

The land is accessed directly from Stockley Lane at Oakenshaw and is approximately 2 miles from the road junction with the B6299 and 0.75 miles from the junction with the A690.

From the B6299 when travelling east from Stanley Crook, turn left onto Stockley Lane (signposted to Brancepeth). Travel along this road for approximately 2 miles, past the sign for Oakenshaw on the right, and the land is on the left hand side, after Reservoir House.

What3words /// provoking/written/registers

DESCRIPTION

The land consists of an attractive block of permanent grass extending to 3.04 Hectares (7.52 Acres) which has been used for hay cropping and extensively grazing horses. The land fronts Stockley Lane between Oakenshaw and Brancepeth. The land parcel is enclosed by a mature hedgerow along the road, and fenced along the Northern and



Eastern boundaries. A fence will need to be erected on the Western boundary as a condition of the sale.

In accordance with the Provisional Agricultural Land Classification, the land is classified as Grade 3.

SERVICES

A main water pipe runs along the roadside.

MATERIAL INFORMATION

It is understood that the locale of the land has access to a moderate broadband availability and has good mobile phone signal. We would advise prospective purchasers to perform their own due diligence in respect of availability. With reference to data from the Environment Agency's Flood Warning Information Service there is a very low risk of flooding from surface water, rivers and sea.

COSTS

Each party is to bear their own costs.



MONEY LAUNDERING

Prospective buyers should be aware that in the event that they are successful they will be required to provide documents in relation to the current Money Laundering and Terrorist Financing Regulations. The extent of the required documentation will be confirmed to the purchaser (s) after acceptance of an offer.

SPORTING AND MINERAL RIGHTS

.It is understood that the sporting and mineral rights are reserved to a third party.

The sporting rights have not been exercised in the last 10 years so far as the vendor is aware and previous to that picking up occurred only on the Northern boundary.

ENVIRONMENTAL LAND MANAGEMENT SCHEMES

The land is registered with the Rural Payments Agency and the de-linked Basic Payment has been claimed and is not available.. The land is not subject to any countryside or environmental schemes.



EASEMENTS AND WAYLEAVES

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, water, drainage, water course, other rights and obligation and rights of adjoining owners (if any) and obligations relation to such and quasi easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Any potential buyers should satisfy themselves as to the nature of any such easements and wayleaves or other burdens.

TENURE

The property is freehold and the title to the property is registered. Vacant possession will be given upon completion.

METHOD OF SALE

The property is offered for sale as a whole by private treaty. Prospective purchaser(s) should register their

interest with the selling agents to whom offers are to be submitted. Please contact the Tow Law office on 01388 730095.

VIEWINGS

Prospective purchasers should registered their interest with the sole selling agents. Possession of these sales particulars constitutes a permit to view the land on foot and during daylight hours.

LOCAL AUTHORITY

Durham County Council
www.durham.gov.uk
03000 26 0000

NOTES

Particulars prepared – July 2026
Photographs taken – July 2026

PARTICULAR NOTES

The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute, all or part of an offer or contract; all descriptions, dimensions, areas, references to condition and necessary consents for use and occupation and other

details are given as a guide only and without responsibility. Any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves, by inspection or otherwise, as to their accuracy.

No employee of Vickers & Barrass, Chartered Surveyors has the authority to make or give any representation or warranty whatever in relation to this property nor is any such representation or warranty given by the Vendors or the Lessors of this property.

Any offer for this property will be taken as an admission by the intending purchaser that they have relied solely upon their own personally verified information, inspection, and enquiries.

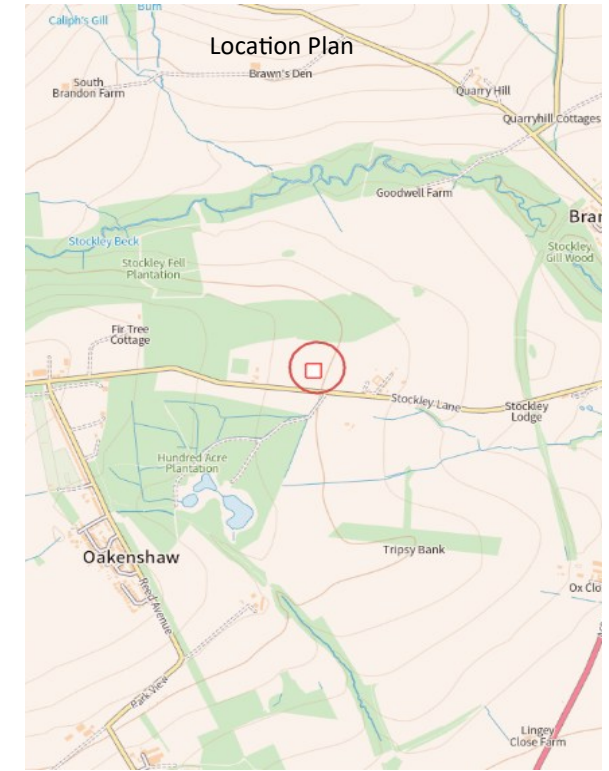
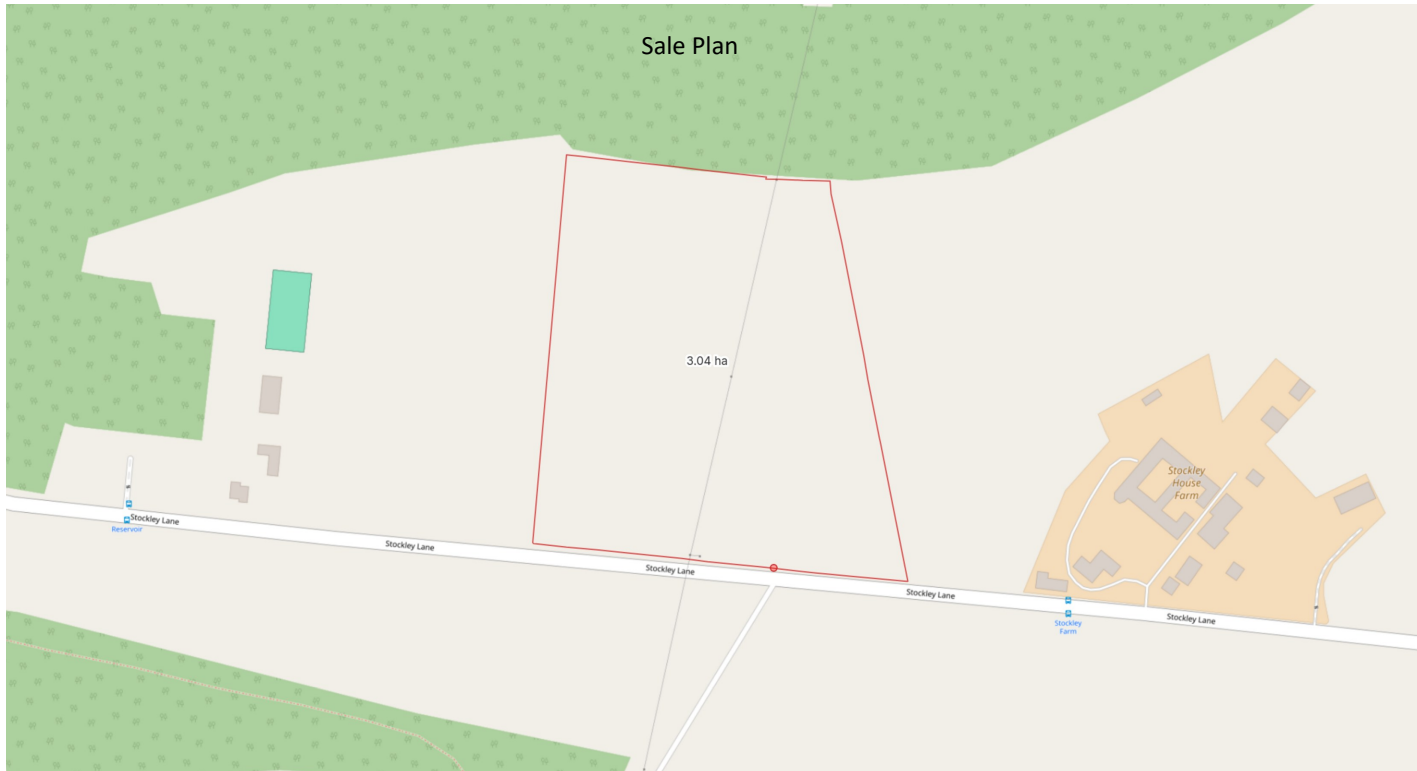
The photographs show only certain parts of the property. It should not be assumed that the property remains as displayed in the photographs.

Where any reference is made to planning permissions or potential uses, such information is given by Vickers & Barrass, Chartered Surveyors in good faith. Prospective purchasers should make their own enquiries with the Local Planning authority into such matters.

The Vendors reserve the right to amalgamate, withdraw or exclude either of the lots shown at any time and to generally amend the particulars or method of sale.

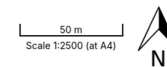
The property is sold subject to reserve(s). Vickers & Barrass, Chartered Surveyors reserve the right to sell privately without imposing a closing date and do not bind themselves to accept the highest or any offer.





Produced on Land App, Jul 27, 2026.
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For Identification purposes only (not to scale)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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